
Manhattan/Riley County PRESERVATION ALLIANCE NEWSLETTER

DECEMBER 2004

FROM THE PRESIDENT—DIXIE WEST

To celebrate the 10th Year Anniversary of the Manhattan/Riley County Preservation Alliance, on December 19th the organization will host a progressive potluck supper. The evening “commute” will begin at 6:00 P.M. at the home of Judine and Michael Mecseri. If you ever drove by the Mecseri home at 1015 Leavenworth this past year, you couldn’t help but notice that the old Victorian house has really taken shape as the couple stabilized the foundation, reconfigured rooms, painted, and generally gave the “old girl” a much needed overhauling. The Mecseris believe the house was built in 1909. At one point it was given as a wedding present—a charming gift indeed. The Amos family owned the house from 1912 until 2002, when the current owners purchased it. The Mecseri’s have moved into their jewelbox house, and I am certain all party-goers will enjoy their appetizers in this textbook example of the old made again lovely.



One must not fill up on Leavenworth. The second stop of the evening will be the main course buffet at 501 Houston, the home of Pat O’Brien. The two-storey brick structure was designed by the prominent Manhattan architect, Henry Winter, for Charles Middleton in 1930. Middleton built the structure for his wife, Lyda, and daughter, Jean—hence its name—the Lyda-Jean Apartment House. The structure is a fine example of Bauhaus/Art Deco. O’Brien purchased the property in 1998 and busied herself upgrading the infrastructure (wiring, plumbing, etc.) while retaining the original floor plan. While feasting here, please note the light fixtures. Pat hunted far and wide to obtain fixtures appropriate for the time. The Lyda-Jean Apartment House was placed on the National



Register of Historic Places in 2004. Please note that you will enter the building via the Houston Street entrance and go up a flight of stairs to the second floor occupied by O’Brien. The main floor apartments are currently rented.

The final “dessert” stop will be at the home of Marina Pecar and Vladimir Krstic at 1011 Houston. This shingle sided bungalow was built in 1917 for J. A. Schroder at a cost of \$3,000. J. F. Toburen was the builder and it is speculated (by Pat O’Brien) that Henry Winter was the architect. The bungalow style dates from about 1890 to 1940 although its functional practicality has never been out of fashion. Both Marina and Vladamir are faculty in the Dept of Architecture at KSU. They have renovated and updated based on their



Continued on page 2

interests in contemporary design using influences of Japanese culture. This year they designed a new kitchen. The couple have traveled extensively and enjoy cooking in different traditions picked up along the way.

We hope that you can come and join us during this anniversary party. Each of you will be asked to provide an appetizer, main course, or dessert for 8-10 people. Please respond to Marolyn Caldwell via e-mail (marolync@flinthills.com) or by phone (776-4862) to let us know that you are coming and what type of "dish" you will provide. To make things easier, you may prefer to drop off your "dish" at the appropriate homes (1015 Leavenworth—appetizers; 501 Houston—main course; 1011 Houston—dessert) prior to the festivities. Homes will be open from 4:00 to 5:45 for drop off. Beverages and informal dinnerware will be provided by the Alliance.

Remember, you must be a current, paid member of the Alliance to participate in our progressive potluck dinner. Dues are \$15 a year for individuals or \$20 a year for couples. We hope you can come join us to celebrate 10 years of preservation in Manhattan and Riley County.

Dixie West



The Manhattan Union Pacific Depot, by Cren Duchons



ERA Ann Christian Linda Conderman Real Estate
 1430 Poyntz Ave.
 Manhattan, KS 66502
Office: (785) 539-3737 ext. 117
Fax: (785) 539-7238
Home: (785) 776-6360
Cell: (785) 770-7228
E-Mail: jbill@interkan.net

Jean Hill
 REALTOR®



Each ERA® Office is Independently Owned and Operated

SPONSORS

The businesses featured in the Preservation Alliance newsletter are helping to defray our mailing and printing costs by contributing \$5 per issue. We welcome any and all new sponsors. They can be individuals as well.

Barbara Withee has signed on as a Sponsor. Thanks, Barbara!

NOTE OF ANTICIPATION

Next month's newsletter will have information about the upcoming Program meetings starting in January.

MEMBERSHIP INFORMATION

Dues date from the Annual Meeting in September. Dues paid mid-year confer membership status until the next Annual Meeting. Dues are \$15 for an individual, \$20 for a family, and \$60 for a sponsor. Checks should be made out to the Manhattan/Riley County Preservation Alliance, Inc. c/o P.O. Box 1893, Manhattan, Kansas 66505. Questions? Call Linda Glasgow at 785-565-6490.

If anyone has contributions for future M/RCPA newsletters, please contact Editor, Marolyn Caldwell (776-4862) or email marolync@flinthills.com.

MANHATTAN/RILEY COUNTY PRESERVATION ALLIANCE

Meetings: Second Thursday of each month, 7:30 p.m.

Location: First Congregational Church, Juliette and Poyntz unless noted

President: Dixie West

Vice-President: Michael Mecseri

Secretary: Linda Glasgow

Treasurer: Barbara Poresky

Newsletter Editor: Marolyn Caldwell



**TOP RUNG TOWER CHIME
& ORGAN SERVICE, INC.**
 William T. Pugh
 P.O. Box 858
 Manhattan, Kansas 66505-0858
 785-587-9500
 Fax: 785-587-9505

*Degan Tower Chime service, restoration, and sales.
 Pipe organ tuning, rebuilding, and service.*

BORST RESTORATION
 Residential Preservation, Renovation & Improvement
 Structural Repair Services

Serving Our Community For Over 20 Years

Mel and Jan Borst 1918 Humboldt
 (785) 776-1460 Manhattan, KS 66502

Member of the National Trust for Historic Preservation



**Regulator
Time Company**

SALES • REPAIR
 RESTORATION • APPRAISALS
 WATCHES — CLOCKS — TOWER CLOCKS

David Seay C.M.W.
 Karen M. Seay

214 South 4th Phone:
 Manhattan, KS 66502 1-785-776-6977



*Claflin
Books and Copies*

1814 Claflin Road
 Manhattan, KS 66502
 (785) 776-3771
 Fax: (785) 776-1009

E-mail: claflin@interkan.net
www.claflinbooks.com

Kemphorne Painters & Paperhangers



June Kemphorne
*Interior, exterior painting, faux
 finishes, wallcoverings, murals*

Since 1979

3591 Letter Rock Road Tel. 785-539-7344
 Manhattan, Kansas Cell 564-0247
 66502-9317 USA email june@kansas.net

PRIDE PROPERTIES
 Handyman Service
 Rental Property Maintenance
 Home Repairs
 Creative Problem Solving



Steven Mull
 325 Fordham Rd.
 Manhattan, KS 66503
 Cell phone: 785-564-2185

Remember: You must be a member if you want to come to the 10th Anniversary Progressive Potluck.

Membership Form - 2004-2005

Name or names: _____

Street Address: _____

City/State/Zip: _____

Phone: _____ Email _____

Membership fees are \$15 per individual; \$20 per family.

Sponsor fees are \$60/year. Please send a business card for display in the newsletter.

Further sponsorship information: _____

Please send this form to M/RCPA, Inc. c/o P.O. Box 1893, Manhattan, KS 66505-1893.

INFORMATION FROM THE CITY RE THE CULTURAL RESOURCES SURVEY

One of our upcoming Program meetings will cover this subject.

In 2003, the City of Manhattan was awarded a grant from the Kansas State Historical Society for the purpose of completing a reconnaissance level historic resources survey of Wards 1 and 2 of the original City plat, an area generally bounded by Juliette Avenue to the west, Pottawatomie Avenue to the south, Third Street to the east, and Bluemont Avenue to the north.

The City of Manhattan contracted with Historic Preservation Services, LLC, of Kansas City, Missouri, to perform the survey. The goal of the survey was to identify and evaluate architectural and historic cultural resources in the survey area and its immediate vicinity and to ascertain any individual properties and/or groups of properties that may be eligible for listing in the National Register of Historic Places.

One final product of the survey is the Cultural Resources Survey Report. Generally the Report gives a number of ways to protect historic resources in the study area, whether it is through outright nomination of an individual property to the National Register of Historic Places, the nomination of Historic Districts to the National Register, Multiple Property Submissions (MPS), or the creation of local Conservation Districts. The Report recognizes that although the focus was on Wards 1 and 2, the historic resources of Manhattan continue beyond those boundaries and many of the recommendations would apply in other areas of the community as well.

The Cultural Resources Survey document consists of a summary of the project Methodology; a Historic Contexts chapter, which includes an overview of the development of Manhattan and the role of various architects in the design of structures in the City; Survey Results; and Recommendations.

To view the Report, you may download the document from the City's website. A copy of the Report is also available for public review at the Manhattan Public Library, 629 Poyntz Avenue, and copies are available for purchase at City Hall, 1101 Poyntz Avenue. For more information about the survey, please contact Ockert Fourie, Senior Planner, or Cam Moeller, Planner, at (785) 587-2412.

**PLEASE JOIN US FOR OUR BUSINESS MEETING ON THURSDAY EVENING, DECEMBER 9, 2004
AT THE CONGREGATIONAL CHURCH, JULIETTE AND POYNTZ, 7:30 P.M.**

M/RCPA
P.O. Box 1893
Manhattan, KS 66505